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U.S. COURTS

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UNITED STATES BANKRUPTCY COURT

DISTRICT OF IDAHO

In Re:

ASA WILLET "BILL" ROARK,

Debtor.

Case No. 01-02073

**TRUSTEE'S MOTION FOR
APPROVAL OF SALE OF REAL
PROPERTY AND NOTICE OF
HEARING**

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a hearing will be held at the **Bankruptcy Court, 550 West Fort, 5th Floor, Boise, Idaho, on the 22nd day of July, 2003, at 1:30 p.m.** to consider and act upon the within Trustee's Motion for Approval of Sale of Real Property.

MOTION FOR APPROVAL OF SALE OF REAL PROPERTY

Pursuant to 11 U.S.C. Section 363(f) the Trustee moves the Court for approval to sell real property consisting of an undeveloped lot at 47 Ridgeview Dr., Cascade, Idaho ("Property") to Dennis Larrondo ("Buyer") for a gross purchase price of \$14,000, subject to higher bids. The Trustee requests that the sale be approved with an order allowing the Property to be sold free and clear of all liens and encumbrances with a distribution as set forth below. In support of this Motion the Trustee alleges as follows:

1. The Debtors are Idaho residents and owned the Property at the time of filing the Chapter 13 bankruptcy petition on July 12, 2001. The confirmed Plan allows the Trustee to sell certain real property for the benefit of the estate.

2. The Trustee has received and accepted, subject to Court approval, an offer of \$14,000 for the purchase of the Property. The Trustee also agrees that the approval of the sale is subject to higher offers on the date of hearing for approval before the court.

3. The property is encumbered by a Claim of Lien of St. Luke's Regional Medical Center for which said claimant has agreed to accept \$8,000 in satisfaction.

4. The Trustee proposes that the purchase price be distributed in the approximate amounts at the time of closing as follows:

SALE PRICE	\$14,000.00
Medical Lien by St. Luke's RMC	\$ 8,000.00
Estimated property taxes	<u>\$ 500.00</u>
Estimated net to bankruptcy estate, Trustee	\$ 5,500.00

6. The Trustee recommends that the Court approve the proposed sale as being in the best interest of the estate and creditors.

Dated this 16 day of June, 2003.

EVANS KEANE LLP

By Jed W. Manwaring
Jed W. Manwaring, Of the Firm
Attorneys for Trustee

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16 day of June, 2003, a true and correct copy of the foregoing document was served by first-class mail, postage prepaid, and addressed to; by fax transmission to; by overnight delivery to; or by personally delivering to or leaving with a person in charge of the office as indicated below:

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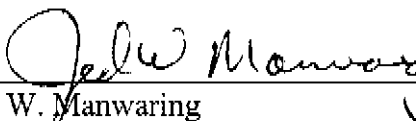
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